

930 | ARMORLITE DRIVE

SAN MARCOS, CA 92069



FOR SALE | 7,568 SF FREESTANDING INDUSTRIAL BUILDING WITH FENCED PARKING

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

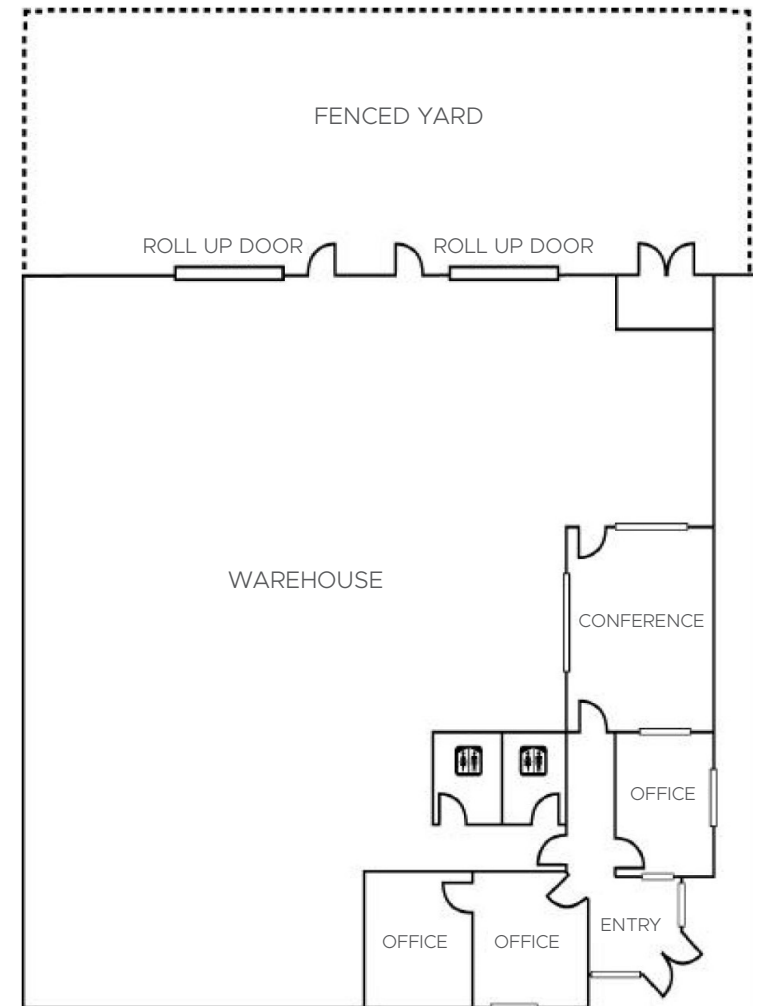
PROPERTY HIGHLIGHTS

- . Free standing building approximately 7,568 SF.
- . Located in the middle of the 78 Corridor retail I corridor near mass transit bus and sprinter stop.
- . Two grade level doors.
- . Rear fenced parking lot.
- . Abundant onsite and street parking.



BUILDING OVERVIEW

Address	930 Armorlite Drive, CA 92069
Building Size	7,568 SF
Lot	Fenced Parking Area
Loading	Two (2) 12'x12' Grade Level
Clear Height	15' - 16' Clear Height
Zoning	I - Zoning Link
Parking	21 Parking Spaces
Skylights	Multiple Skylights Throughout Warehouse
Sale Price	\$2,573,120.00 (\$340/PSF)



LOCATION FEATURES

CENTRAL LOCATION

Location in the middle of the 78 Corridor

FREESTANDING

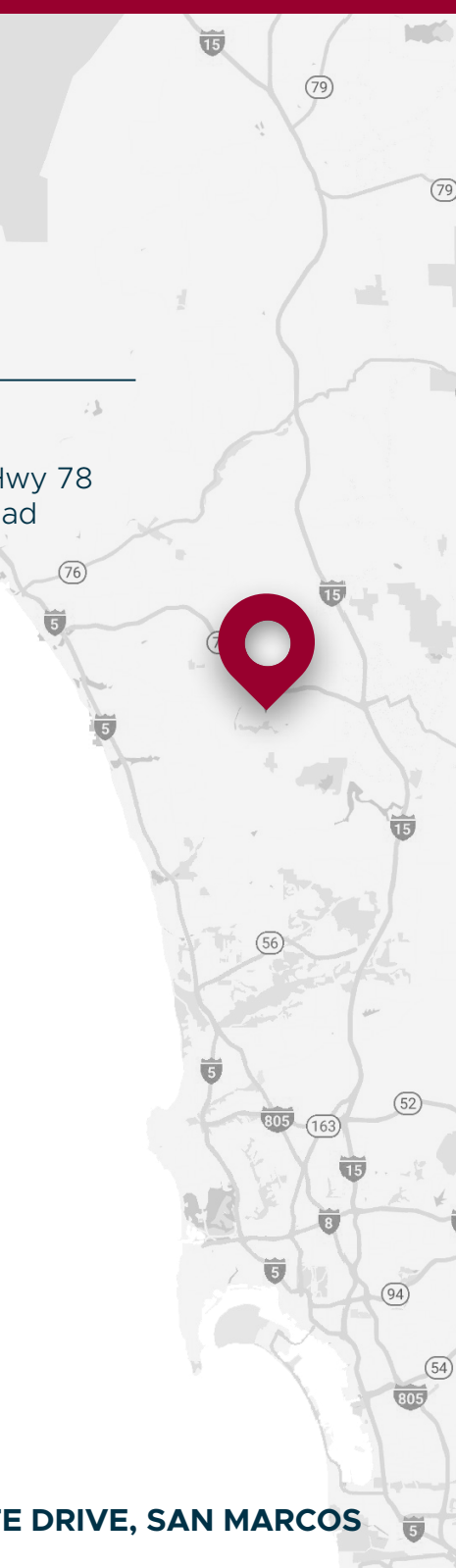
With secured (fenced) rear parking area

PROXIMITY

Across from UPS shipping facility and close to Mission Sports Park

EASY ACCESS

Easy access to Hwy 78 via Las Posas Road



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GET IN TOUCH.

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